006.A	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	937,700	/	937,700
USE VALUE:	937,700	/	937,700
ASSESSED:	937,700	/	937,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		ORVIS RD, ARLINGTON

OWNERSHIP

Unit #: 8

Owner 1:	GUTHERMANN JOSHUA	
Owner 2:	BLATT-EISENGART LLANA	
Owner 3:		
Street 1:	8 ORVIS RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	6-8 ORVIS ROAD LLC -
Owner 2:	-
Street 1:	77 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1913, having primarily Wood Shingle Exterior and 3107 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	934,100	3,600		937,700
Total Card	0.000	934,100	3,600		937,700
Total Parcel	0.000	934,100	3,600		937,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.80 | /Parcel: 301.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 312153
GIS Ref
GIS Ref
Insp Date 07/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 006.A-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	916,000	3600	.		919,600	919,600	Year End Roll	12/18/2019
2019	102	FV	787,600	3600	.		791,200	791,200	Year End Roll	1/3/2019
2018	102	FV	695,200	3600	.		698,800	698,800	Year End Roll	12/20/2017
2017	102	FV	590,500	3600	.		594,100	594,100	Year End Roll	1/3/2017
2016	102	FV	594,200	3600	.		597,800	597,800	Year End	1/4/2016
2015	102	FV	540,400	3600	.		544,000	544,000	Year End Roll	12/11/2014
2014	102	FV	536,500	3600	.		540,100	540,100	Year End Roll	12/16/2013
2013	102	FV	542,100	0	.		542,100	542,100		12/13/2012

!15782!

PRINT

Date	Time
12/11/20	05:27:45

LAST REV

Date	Time
07/15/20	11:16:13
danam	

PAT ACCT. 15782

USER DEFINED

Prior Id # 1:	5372
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
6-8 ORVIS ROAD	55298-236		9/1/2010		535,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2019	1196	Redo Bat	38,500	O				
3/7/2018	252	Re-Roof	5,277	C				
8/18/2015	1147	Porch	7,500		8/18/2015			Repair and rebuild

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2020	Permit Visit	DGM	D Mann
7/30/2018	Measured	DGM	D Mann
4/9/2014	Measured	PC	PHIL C
7/18/2013	Info Fm Plan	BR	B Rossignol
1/25/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8225																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	40.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	0.98794651
Const Adj.:	0.99980003
Adj $ / SQ:	291.386
Other Features:	91989
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1047192
Depreciation:	113097
Depreciated Total:	934095

COMMENTS

OF=XTRA SHOWER & SINK ON 3RD FLOOR.
GLA=3107.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	305.96
Special Features:	0	Val/Su Net:	300.64
Final Total:	934100	Val/Su SzAd	300.64

SKETCH

UnSketched SubAreas:
GLA: 3107,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,107	291.390	905,336

Net Sketched Area:	3,107			Total:	905,336
Size Ad	3107	Gross Are	3107	FinArea	3107

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.A-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X19	A	AV	1915	25.96	T	40	102			3,600			3,600

More: N	Total Yard Items:	3,600	Total Special Featues:		Total: 3,600